| ······ | |
|--------|-----|
| FEE \$ | 10, |
| TCP \$ | |
| SIF \$ | |



BLDG PERMIT NO. UT310

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures) <u>Community Development Department</u>

| BLDG ADDRESS J858 ELm Ave | TAX SCHEDULE NO. 2943-074-07-014 | | | |
|--|---|--|--|--|
| SUBDIVISION Attonused Madaus | SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1480 | | | |
| | SQ. FT. OF EXISTING BLDG(S) MONINA OF | | | |
| (1) OWNER Virgil Parkhurst | NO. OF DWELLING UNITS UNITS UNITS THIS CONSTRUCTION | | | |
| (1) ADDRESS | NO. OF BLDGS ON PARCEL | | | |
| (1) TELEPHONE | BEFORE: AFTER: THIS CONSTRUCTION | | | |
| (2) APPLICANT <u>CHarlie + Dorla Kissen</u> | USE OF EXISTING BLDGS <u>Trade</u> | | | |
| (2) ADDRESS 2858 ELM AJE U.S. CI | DESCRIPTION OF WORK AND INTENDED USE: | | | |
| (2) TELEPHONE <u>970-242-7716</u> | Home off - New Home Broughton | | | |
| REQUIRED: One plot plan, on 8 ½" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel. | | | | |
| IN THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF 182 | | | | |
| ZONE BSF-8 | Maximum coverage of lot by structures | | | |
| SETBACKS: Front from property line (PL) or from center of ROW, whichever is greater | Parking Req'mt | | | |
| Side _5′ from PL Rear5′ from Pl | Special Conditions | | | |
| Maximum Height 32/ | CENSUS TRAFFIC ANNX# | | | |

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

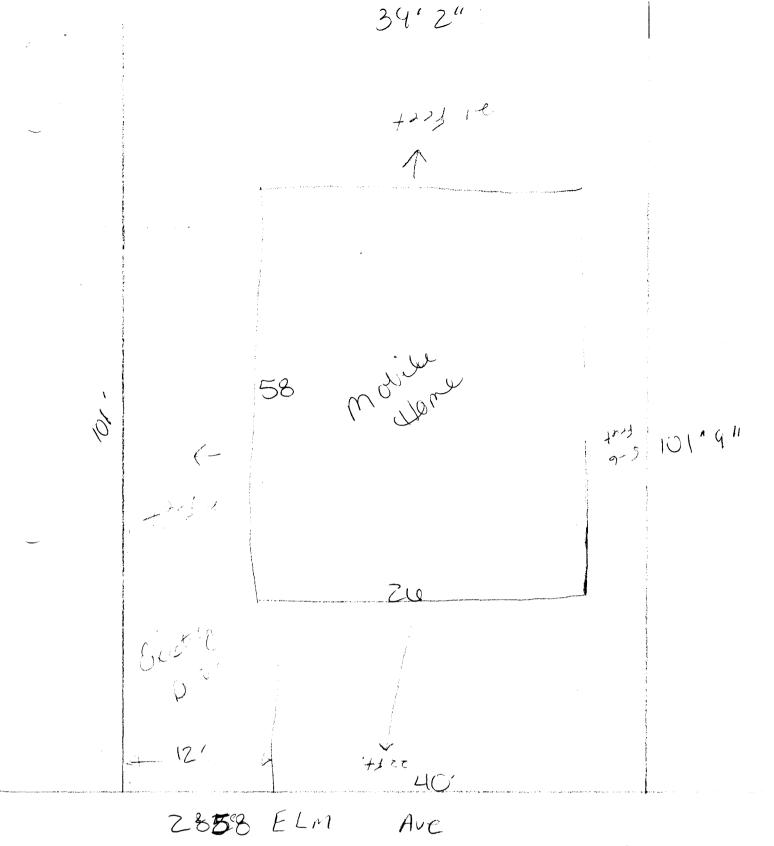
| Applicant Signature Charlie E mosen | Date <u>9-29-98</u> | |
|--|--------------------------|--|
| Department Approval <u>K</u> . Valda | Date <u>9 - 29 - 9 8</u> | |
| | 10 × W/O No. | |
| Utility Accounting | Date | |
| VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code) | | |

(White: Planning) (Yellow: (

(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)



-29-98 0

ACCEPTED ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.